

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1990
Frontage (ft):	423.16	Bathrooms:	2	Age:	34
Lot Area: (Acres)	2.64	Full Baths:	2	Zoning:	MOBILE
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,254.45
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	007-039-972

Style of Home:	1 Storey	Parking:	Total: 10 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Vinyl	Parking Access:	Front,Side
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	Other	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	0.00
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity
Legal:	STRATA LOT 2, PLAN NWS2540, SECTION 22, TOWNSHIP 24, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN
Amenities:	
Site Influences:	Golf Course Nearby,Private Setting,Private Yard,Shopping Nearby,Ski Hill Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'11 x 19'4	Main	Primary Bedroom	12'10 x 15'6
Main	Bedroom	12'8 x 10'4	Main	Walk-In Closet	10'2 x 7'10
Main	Dining Room	12'11 x 12'0	Main	Laundry	7'11 x 7'10
Main	Bedroom	10'0 x 10'4			
Main	Foyer	7'5 x 4'2			
Main	Kitchen	12'9 x 11'4			
Main	Family Room	12'10 x 12'2			

Finished Floor (Main):	1,613 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,613 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,613 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Escape to your personal paradise just 15 mins east of Mission City! Nestled amidst the breathtaking natural beauty of rivers, lakes, and hiking trails, this well-designed 3 BEDROOM, 3 BATHROOM manufactured home, boasting 1613 sq ft of living space, sits on 2.6 ACRES of land. It offers the perfect retreat for outdoor enthusiasts. Ample parking, a hot tub hookup and pad, along with UPDATED kitchen cabinets, flooring, and paint, make it an ideal haven for relaxation and entertainment. You'll love the spacious deck, perfect for enjoying your morning coffee or entertaining friends and family. ATV and motorcycle trails are right at your doorstep, while Sandpiper Golf Course and Sasquatch Ski Mountain beckon for year-round adventures. CALL TODAY - your slice of heaven awaits!